



**fairfax boulevard**

**february 2007**

# tonight's agenda

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- welcome & introduction
- process
- food for thought:
  - new thinking about city design
  - new thinking about corridors
- questions & comments



**consensus**



**visualization**



**design & policy**



Dover, Kohl & Partners  
**t o w n   p l a n n i n g**

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Ferrell Madden Associates  
**t o w n   p l a n n i n g   &   c o d i n g**

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Hall Planning & Engineering  
**t r a n s p o r t a t i o n   s t r a t e g y**

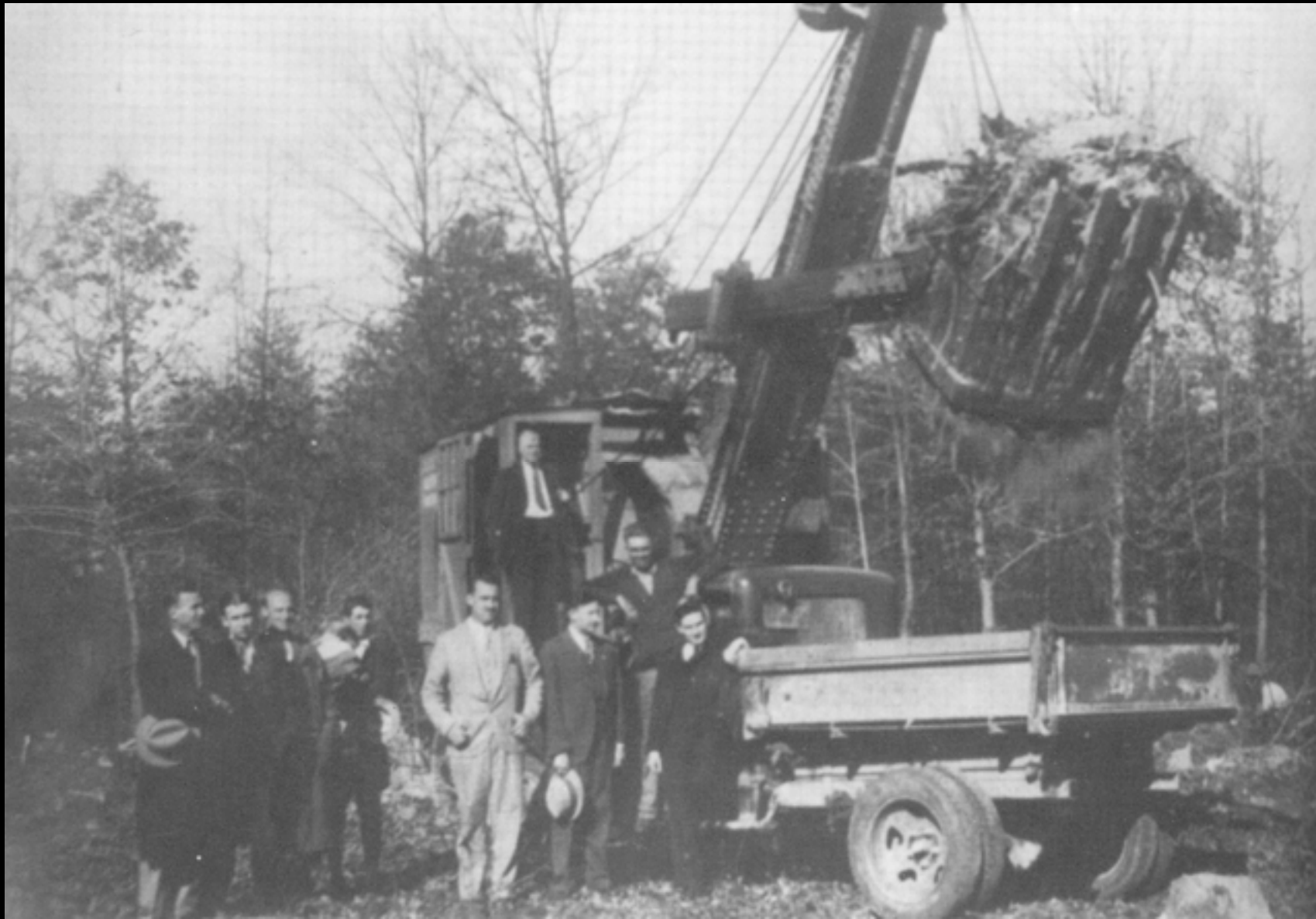
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UrbanAdvisors  
**m a r k e t   a n a l y s i s**

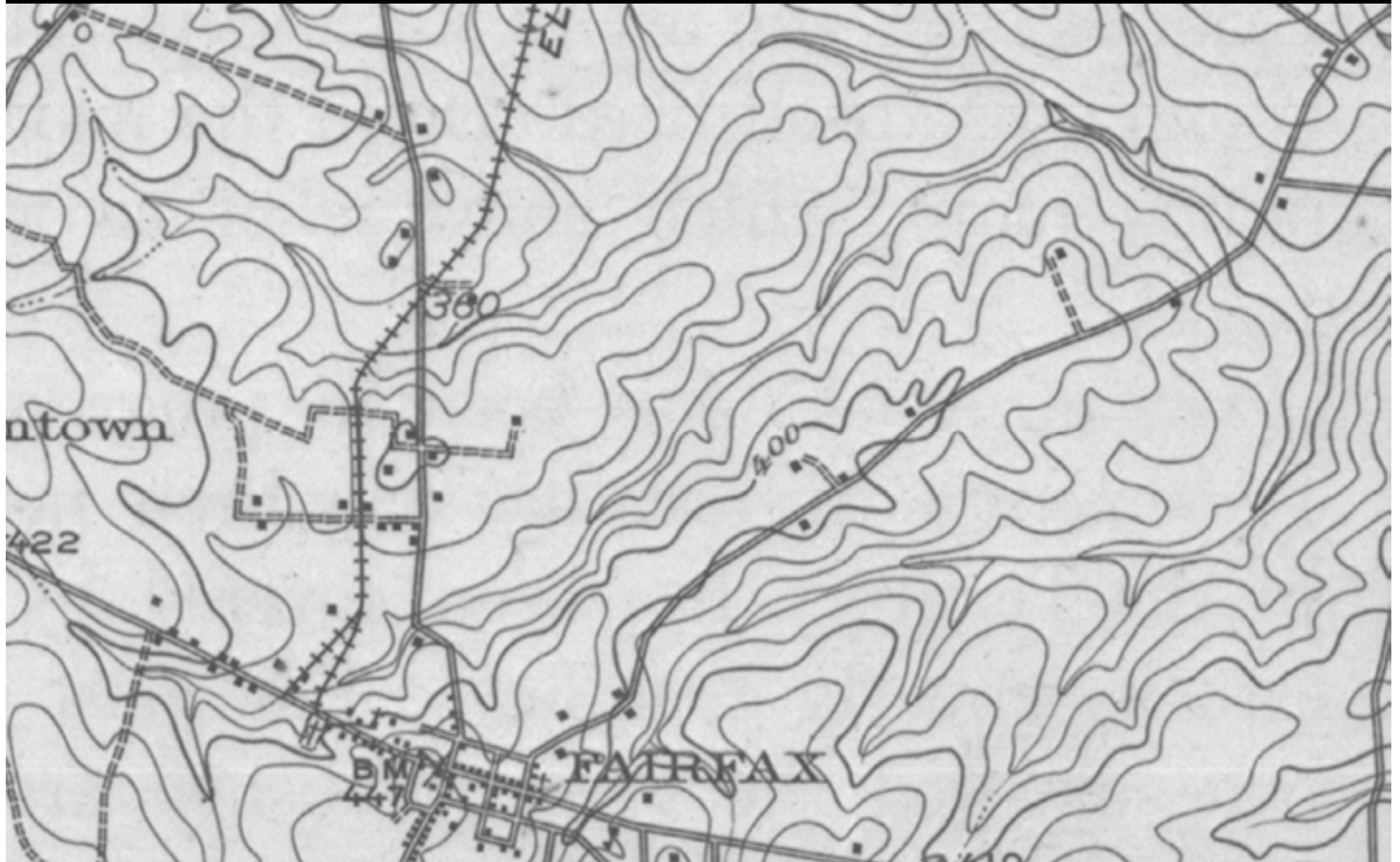
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UrbanAdvantage  
**c o m p u t e r   v i s u a l i z a t i o n s**

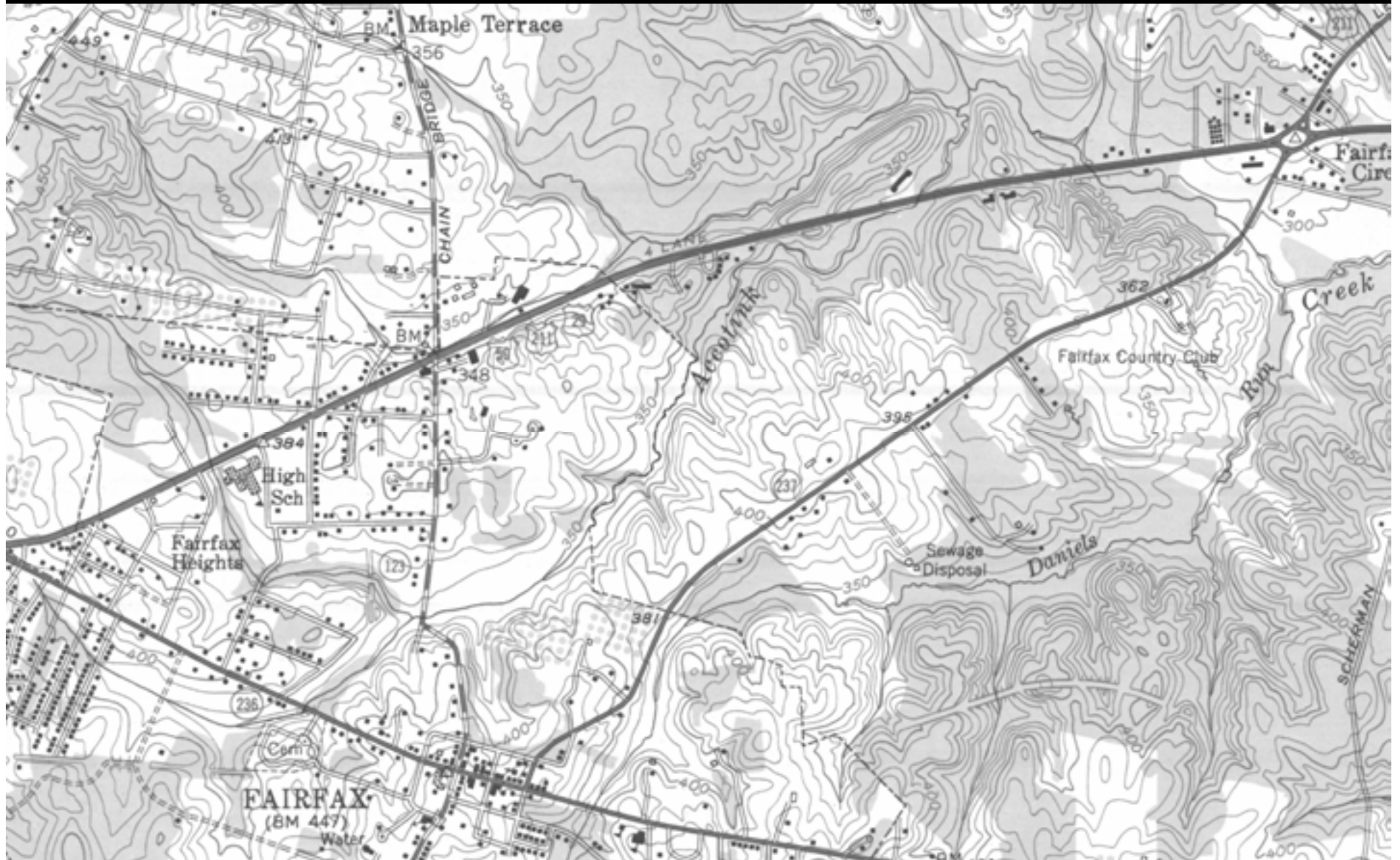
# lee highway ground breaking 1931



1919

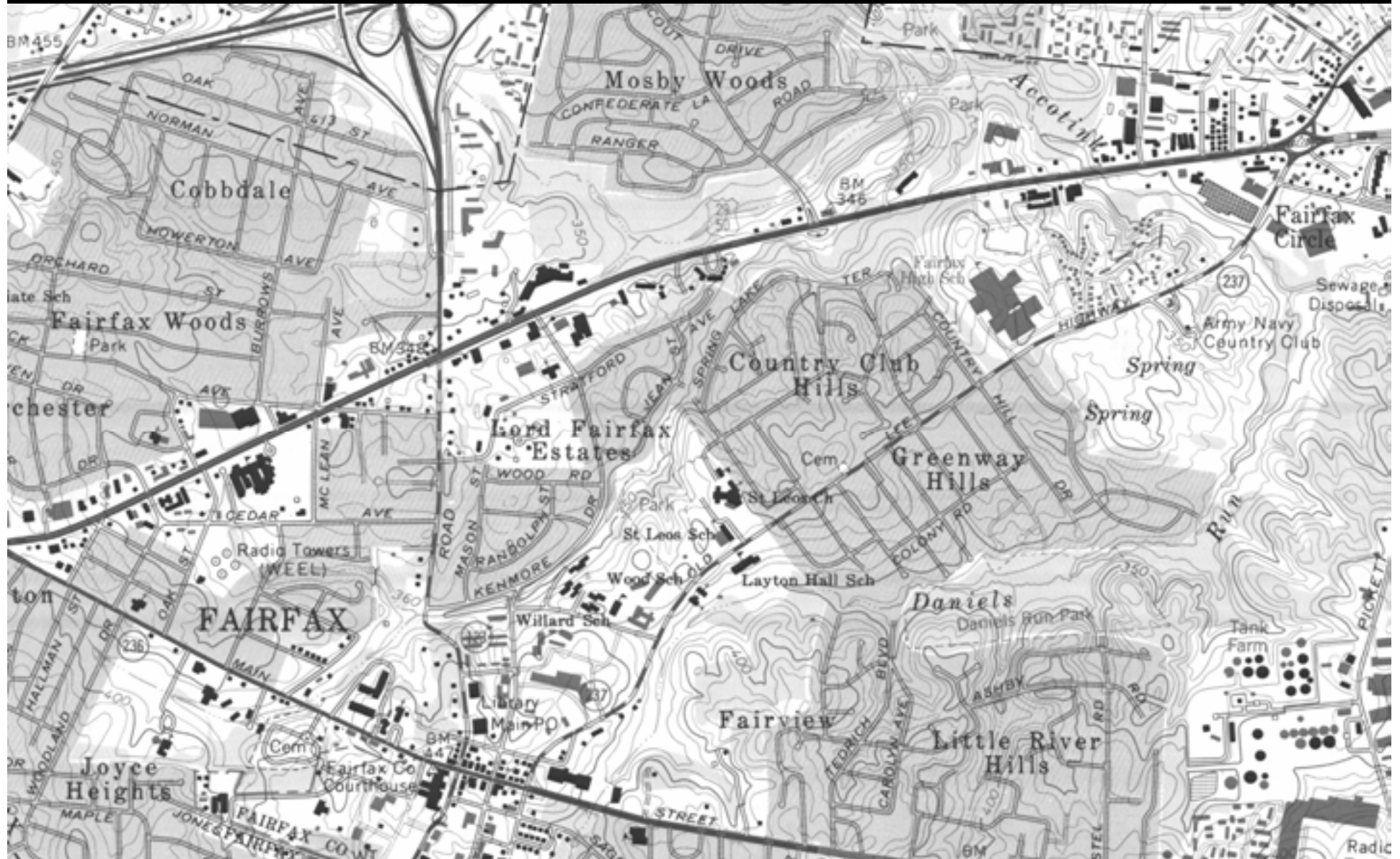


# 1951

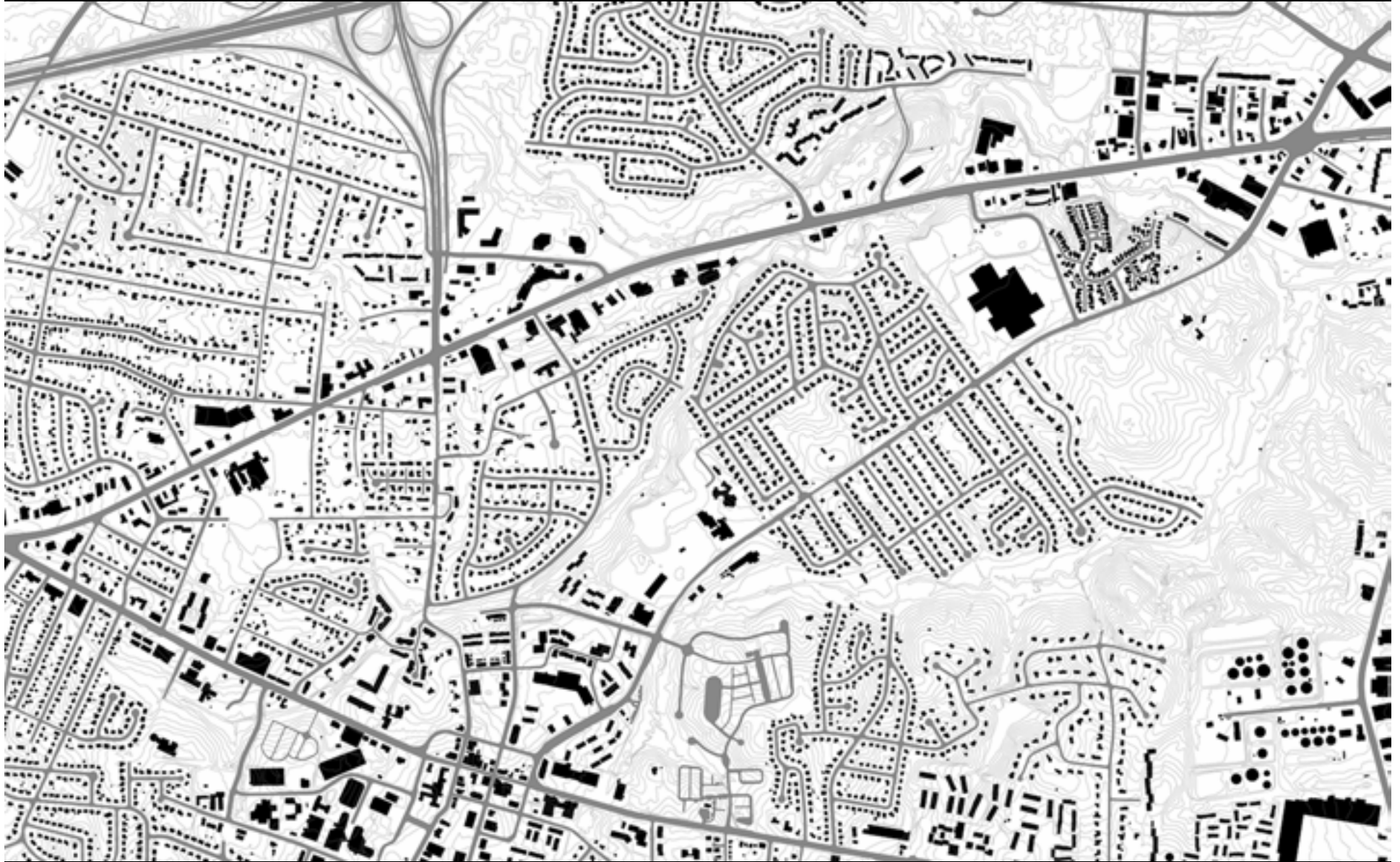




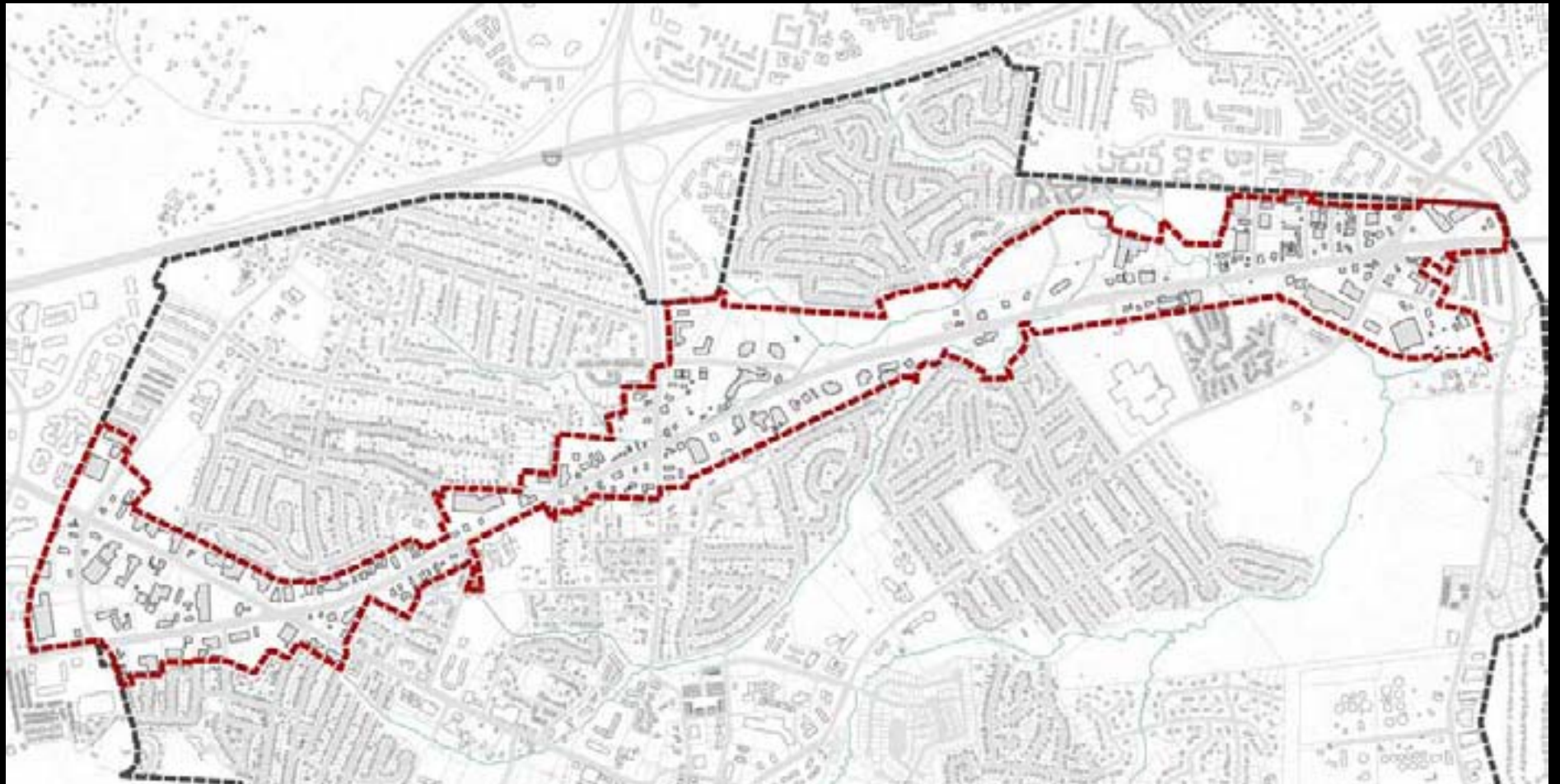
# 1984




2004



# existing conditions



 city limit

 business  
improvement district



# fairfax boulevard

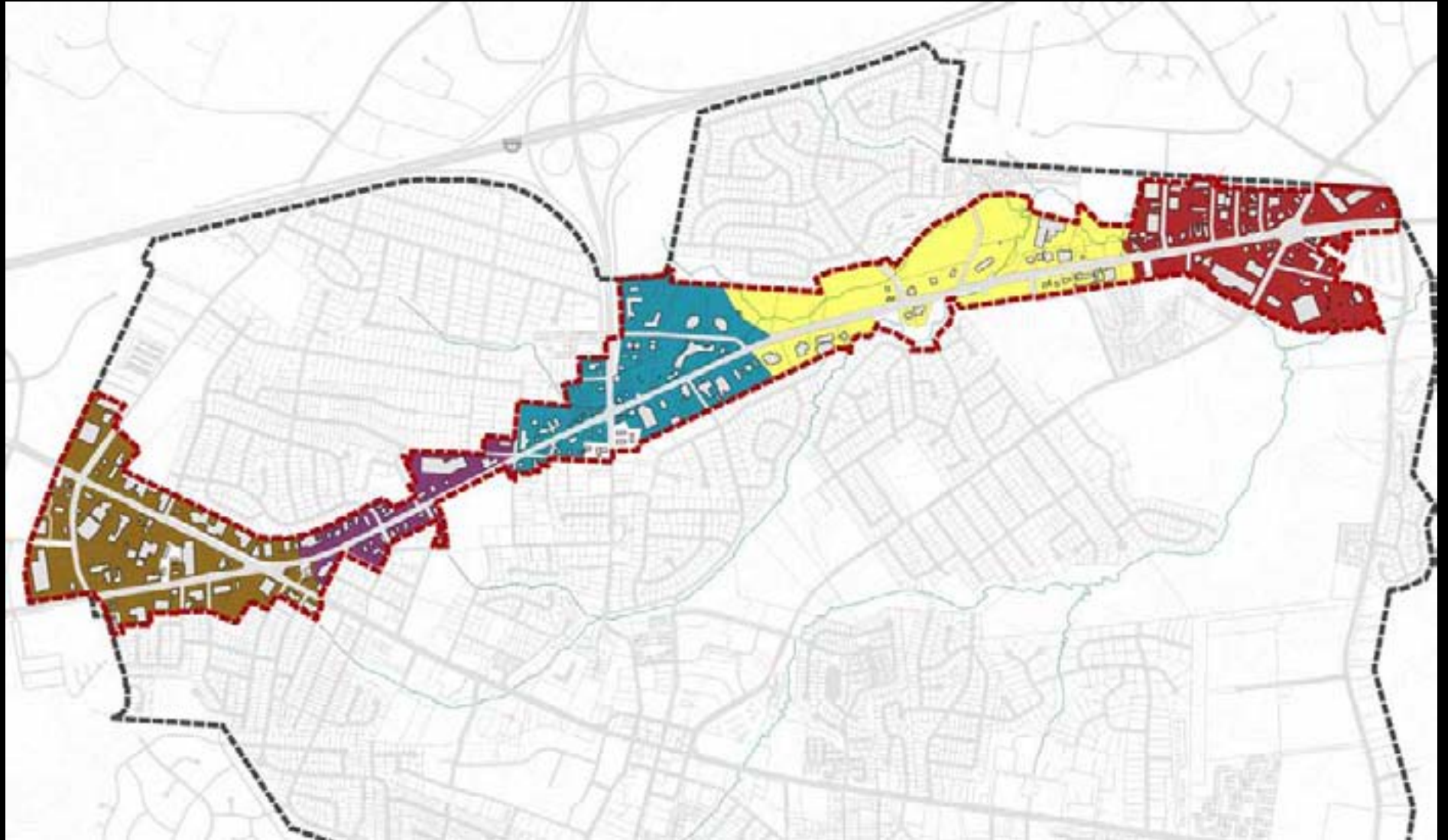




# business improvement district (BID)



# nodes



kamp  
washington



west  
connector



northfax



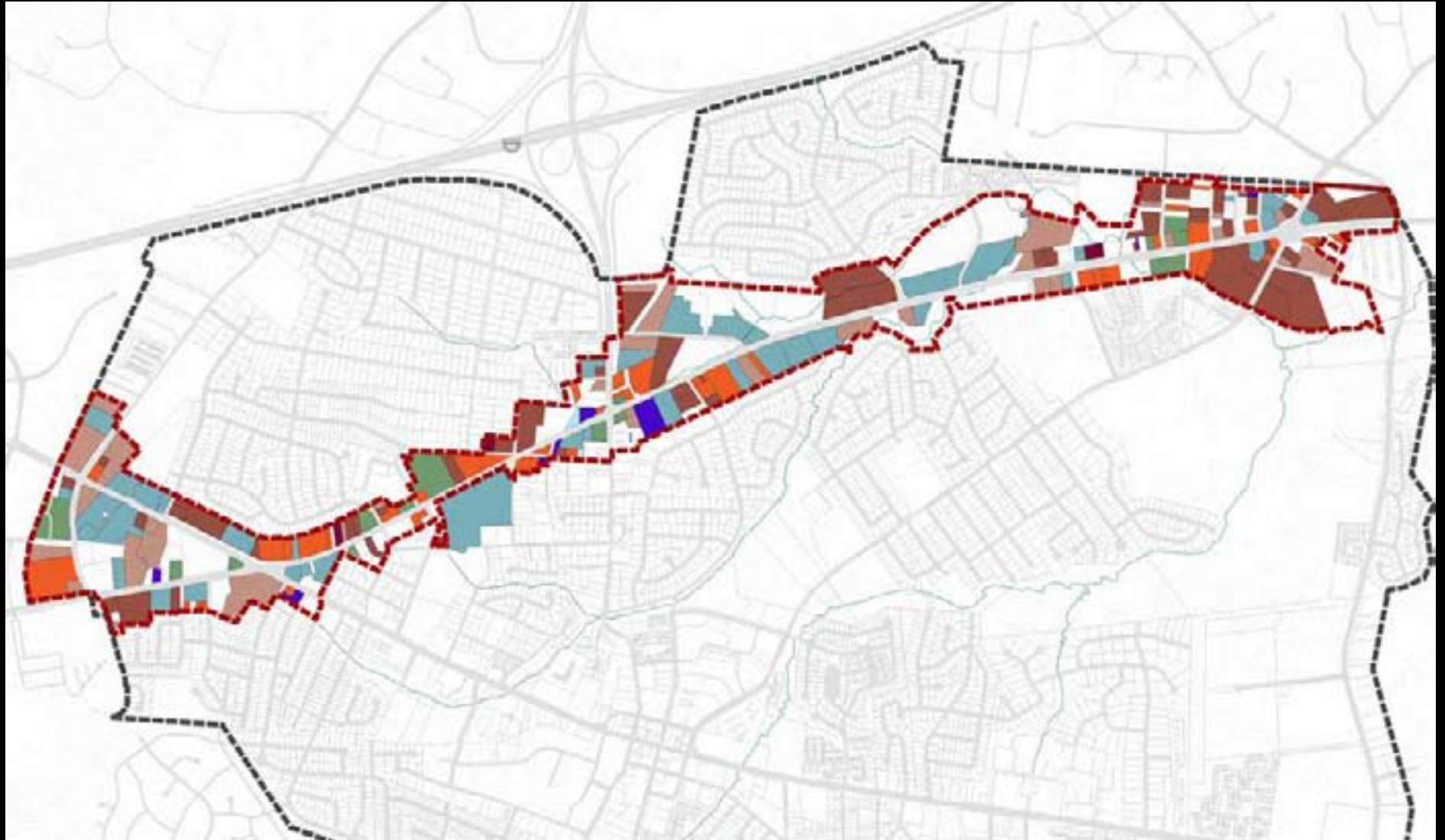
east  
connector



fairfax  
circle

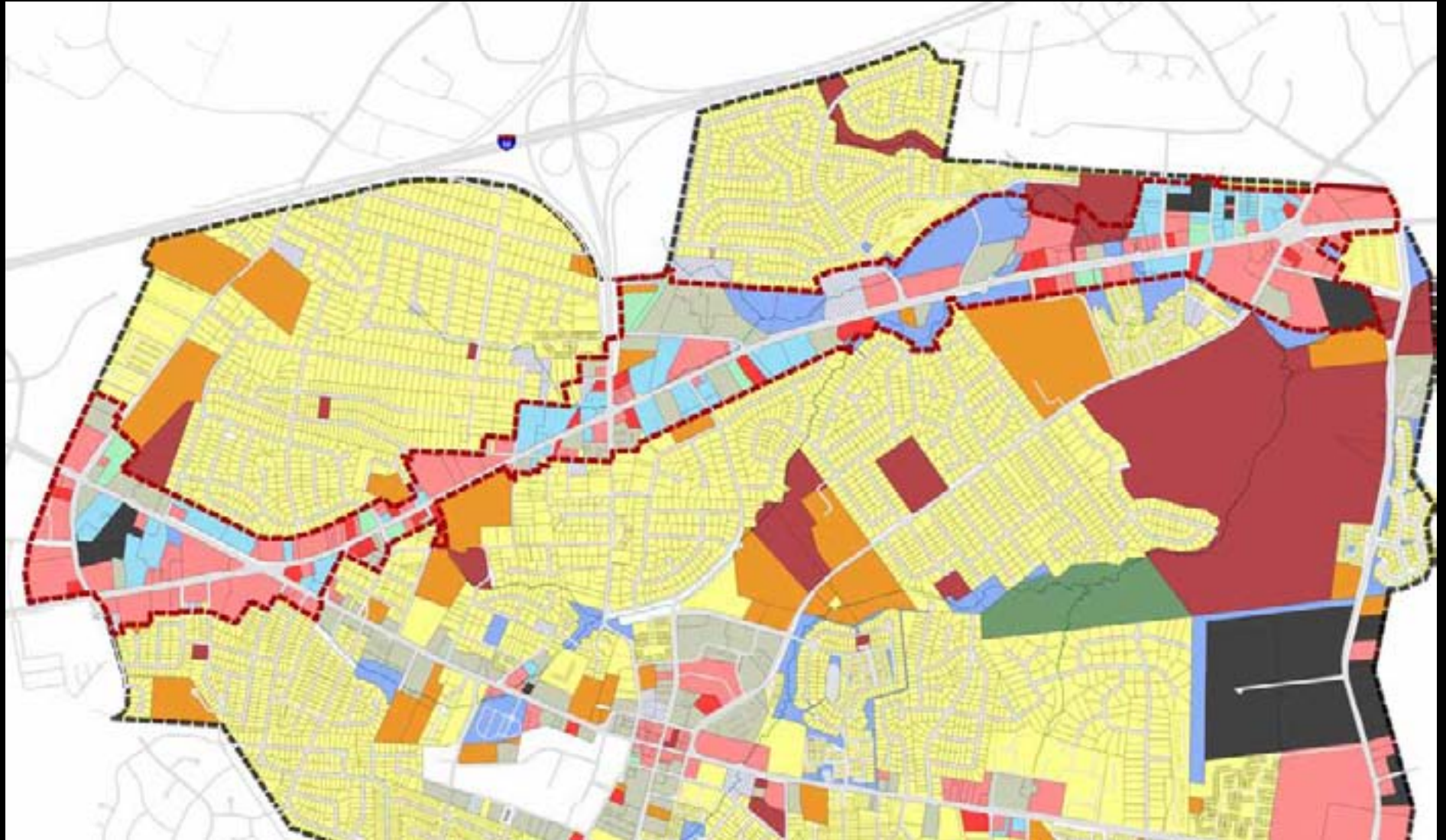


# date of construction



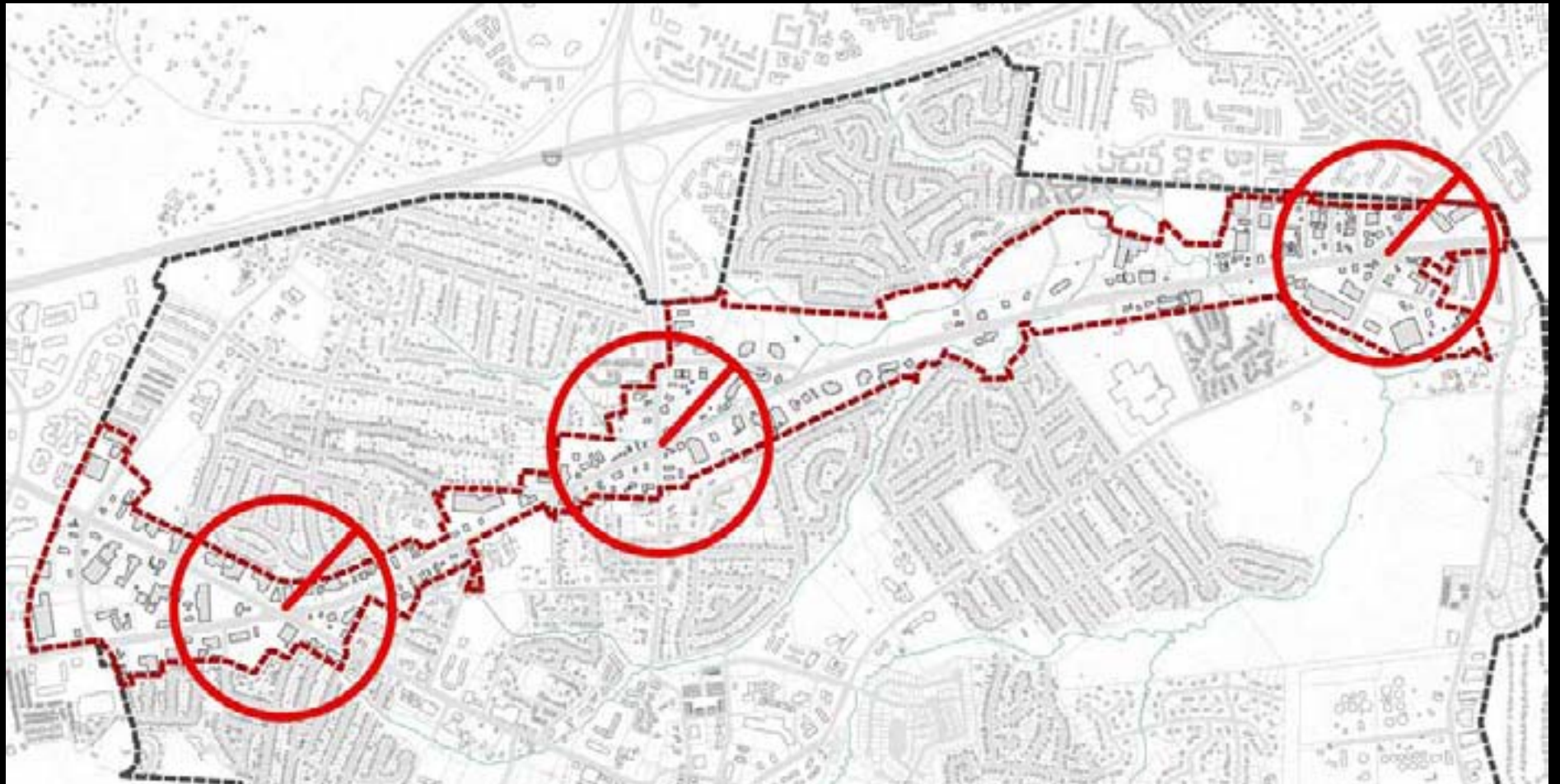
2000-Present (1%)	1970-1979 (16%)	1940-1949 (4%)
1990-1999 (7%)	1960-1969 (27%)	Pre 1940 (1%)
1980-1989 (21%)	1950-1959 (23%)	% based on number of properties

# land uses in BID

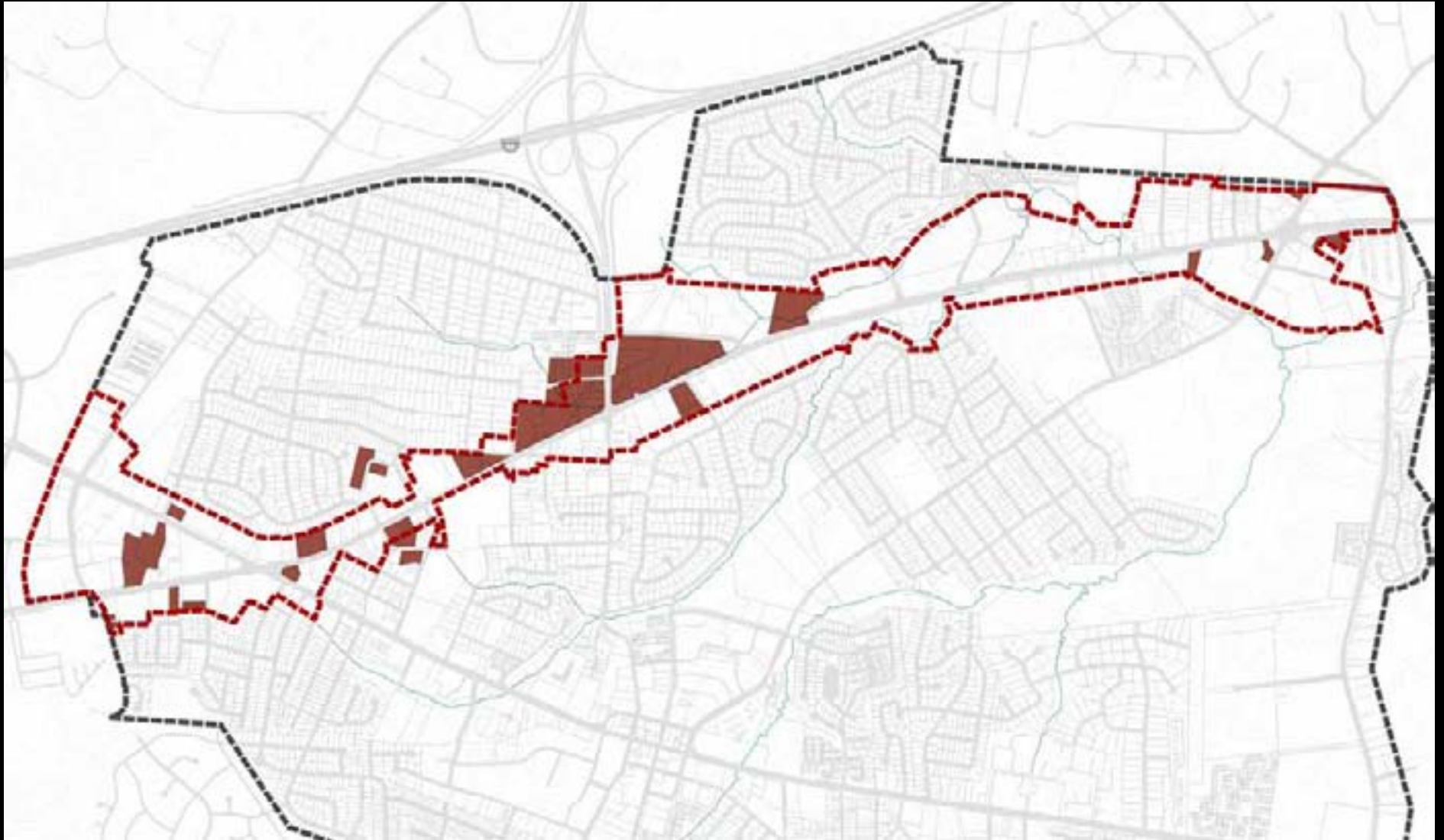




# 5 minute walks



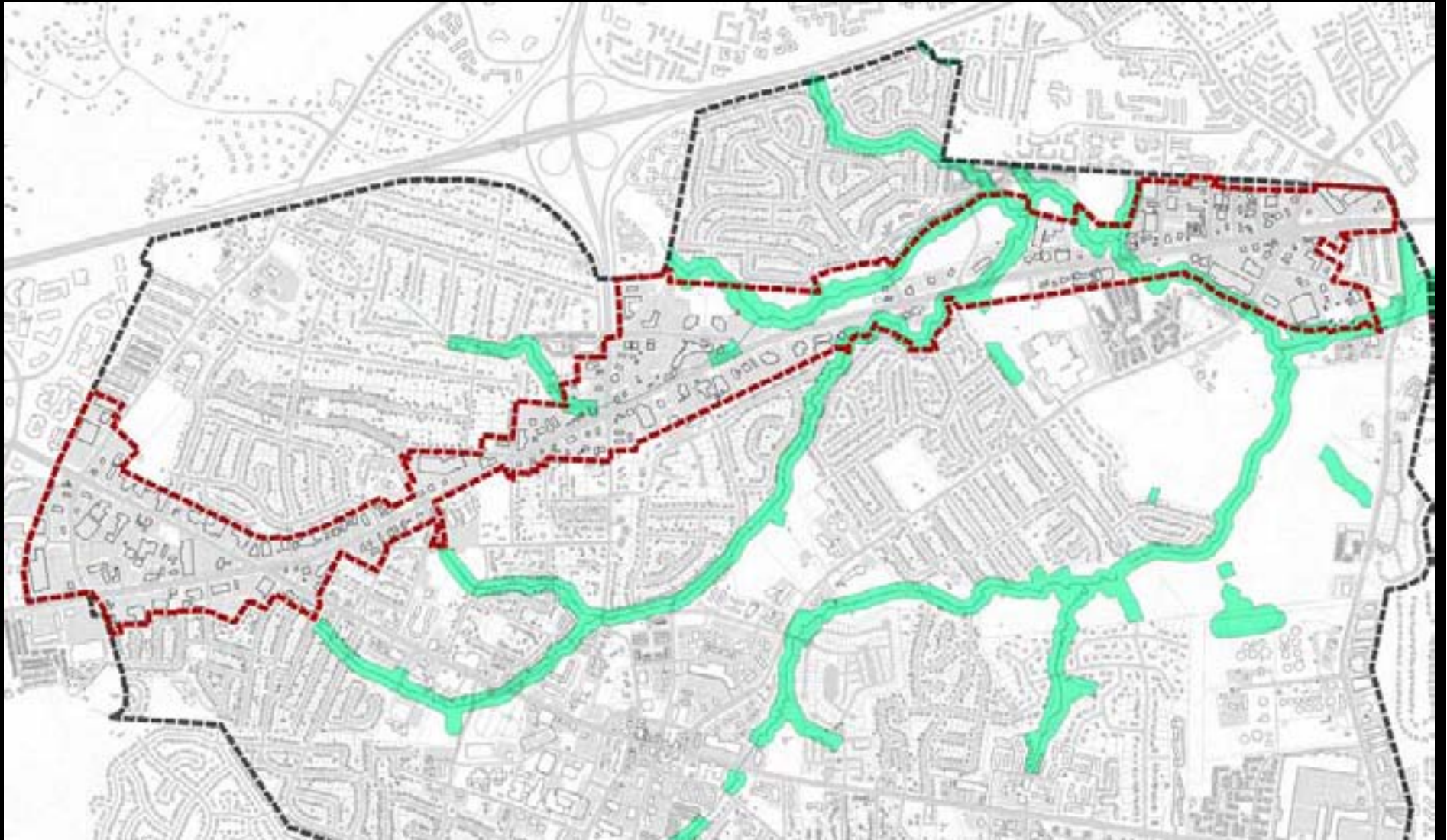
# highest-probability redevelopment sites



sites most likely to be redeveloped as identified by the city



# resource protection areas



# flood zones



X

AO

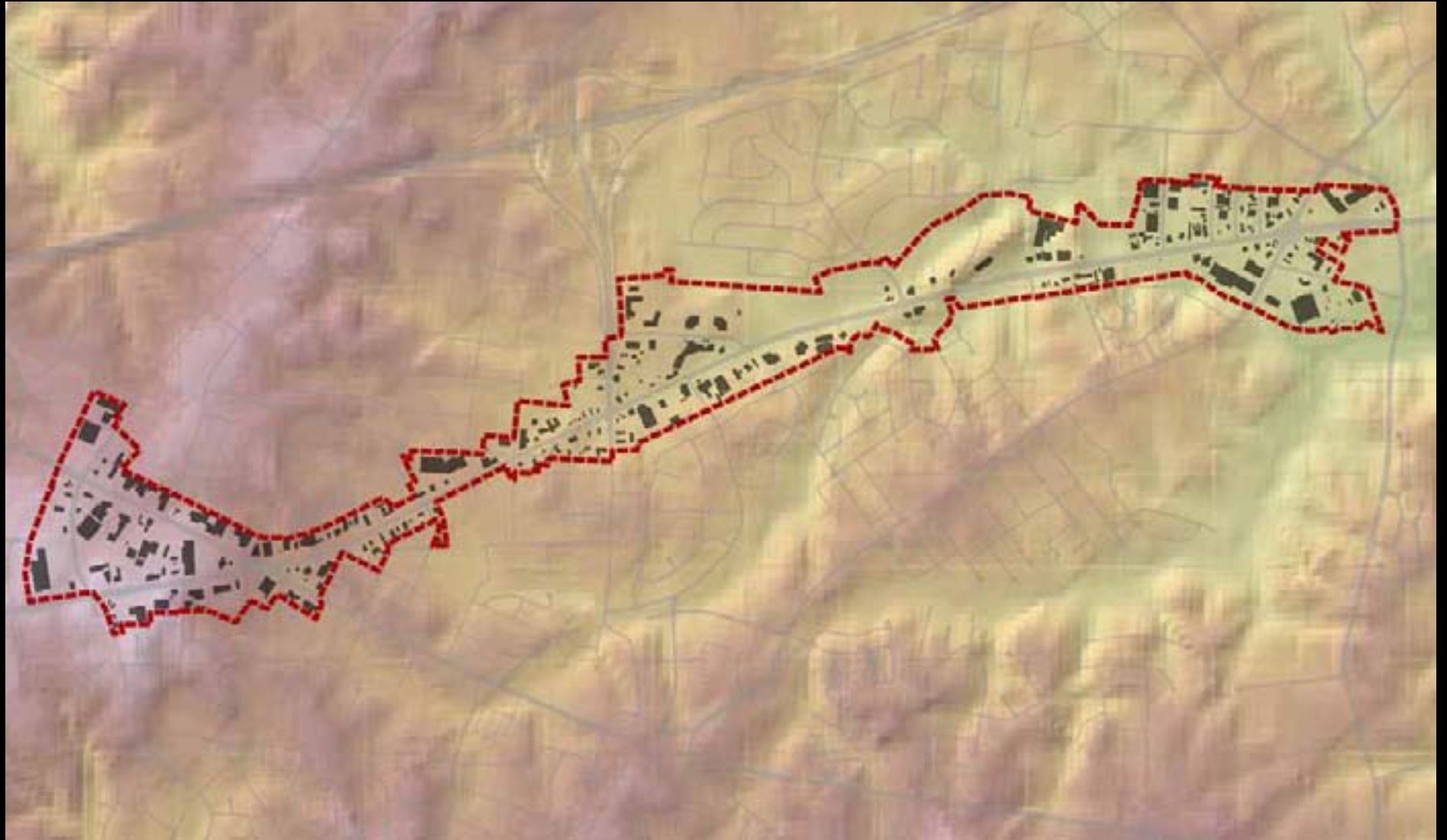
AE

A

2% Annual Chance of  
Flooding



# topography



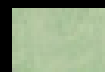
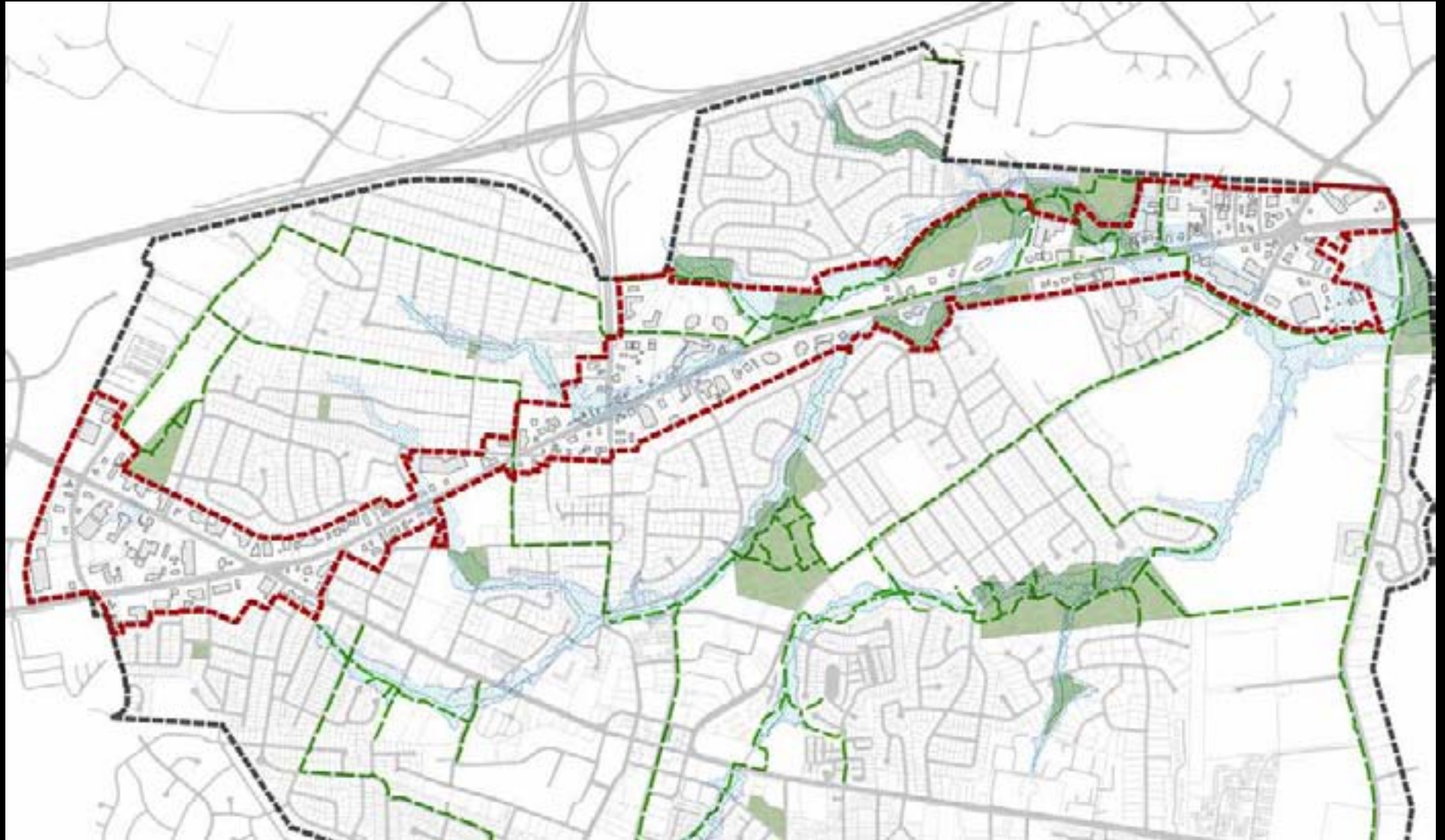
500'

400'

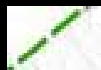
325'

240'

# trails network



parks



trails



flood zones



# scale comparisons



Fairfax Boulevard

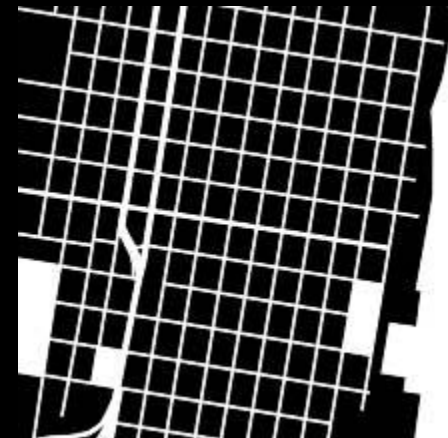


Richmond, VA

# scale comparisons



Fairfax Boulevard



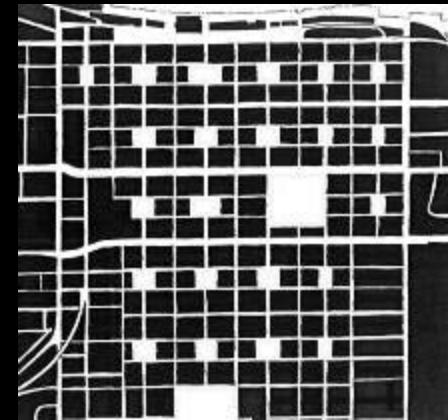
Alexandria, VA



# scale comparisons



Fairfax Boulevard



Savannah, GA

# scale comparisons



Fairfax Boulevard



Historic Fairfax

# understanding the issues

Virginia

## Fairfax City Residents Are Divided on Whether, How Green Spaces Should Be Developed

FAIRFAX, From B1

Council hearing last month.

Others said it was clear that some of the open space would be devoted to recreation.

"Open space to me means the lack of a building. To some people it means woodlands," said Tom Scibilia, a member of the board of the Fairfax Police Youth Club, who supports using the Stafford property for ballfields.

Scibilia, who served on a citizens advisory committee on open-space issues, said the city needs more athletic fields. Of Mosby Woods, where Scibilia lives, he said: "There's no place for kids to play pickup football or throw a Frisbee, except in the street."

Fairfax City Mayor Robert F. Ledner, along with some members of the council, acknowledged that the city needs to be clearer on the potential use of open space and called the Stafford property "a classic case of miscommunication." The plan is pending before the council.

Mosby Woods residents are divided over the future of the second site, a privately owned 13-acre area known as Rocky Gorge that is west of the Stafford property and adjacent to their neighborhood. The council is scheduled to vote next month on a developer's proposal to build 123 condominium units for



people 55 and older on the land.

Much of the thickly wooded Rocky Gorge is in a flood plain, where construction is prohibited. The developer, KMRG, said the condominiums would take up only three of the 13 acres, with the rest proffered to the city as open space. The builders also said the closest unit to the neighborhood would be 450 feet away.

Ann LaPorte, president of the Mosby Woods Community Association, said she supports the proposi-

al, principally because the land's zoning designation, which allows retail and commercial use, could attract something far worse for the neighborhood.

One recent plan that fell through was a family entertainment center with putt-putt golf and batting cages.

"We've had some very bad offers on the table in the past," LaPorte said. "Rocky Gorge is going to be developed. I'd be a tree hugger if I could, but it's not realistic."

She said that of the 70 households (out of 532) that responded to a survey on the issue, about 60 were in favor of condominiums.

The Mosby Woods Improving Our Quality of Life Coalition organized to oppose the condominiums, saying that Rocky Gorge should be purchased by the city and preserved as open space. A condominium development, the group said, would add 200 to 500 cars a day to an already-clogged Fairfax Boulevard.

"Traffic, traffic and more traffic," said Spencer Calk, one of the coalition's organizers, at last month's council meeting.

Tom Gross, 34, of Fairfax City told the council that Rocky Gorge is one of the issues that will determine "whether our city is just another indistinguishable part of the Northern Virginia megalopolis or maybe

just a bit of an oasis."

The condominium proposal was rejected, on a 4 to 2 vote, by the city Planning Commission in March, and Calk said his group has about 300 signatures so far calling for Rocky Gorge to remain open. Others say it makes little sense to make big decisions regarding Fairfax Boulevard while a major planning study of the corridor is underway. The study is not expected to be completed until the end of the year.

"If we don't [wait], we could have a real mishmash of development," said Hildie Carney, who lost a bid for a council seat in May.

Complicating the issue is last year's expiration of the city's open-space program. The council voted last month against placing an advisory referendum on the November ballot asking voters whether they wanted to extend the program.

Council members said that they remain committed to acquiring open space where it makes sense and that another referendum would be redundant. Ledner disagrees.

"The argument that we don't need to put it on the ballot because we can do it anytime we want is not good policy, nor is it factual," he said.

The city bought 44 acres of land through the initiative, spending \$12.2 million after borrowing \$6.7 million beyond the tax reve-

nue to do so. City Hall and another government building were pledged as collateral. At least one member said the city needs to ease up on its spending.

"We ought to slow the train down," said Jeff Greenfield, one of

four council members who voted against placing the referendum on the ballot.

LaPorte, Mosby Woods community president, said it doesn't seem wise to pay for land when you're going to get most of it for free.

## THE LOTTERIES

August 13

### DISTRICT

Mid-Day Lucky Numbers:	1-6-6
Mid-Day D.C. 4:	2-3-5-6
Lucky Numbers (Sat.):	8-7-1
Lucky Numbers (Sun.):	6-6-5
D.C. 4 (Sat.):	9-3-6-7
D.C. 4 (Sun.):	3-7-5-6
Rolling Cash 5 (Sat.):	5-7-13-18-24
Rolling Cash 5 (Sun.):	18-21-22-24-30
Daily 6 (Sat.):	1-2-10-14-19-36 *39
Daily 6 (Sun.):	3-12-21-24-26-39 *14

### MARYLAND

Mid-Day Pick-3:	6-2-5
Mid-Day Pick-4:	2-9-8-2
Daily:	0-4-9
Night/Pick-2 (Sat.):	2-0-8
Pick-4 (Sun.):	4-6-5-8
Pick-4 (Sat.):	8-4-1-6
Multi-Match:	7-19-24-35-36-39
Match 5 (Sat.):	1-10-19-21-25 *17
Match 5 (Sun.):	2-12-20-26-33 *17

### VIRGINIA

Night/Pick-3:	4-7-2
Pick-4:	5-8-3-2
Cash 5 (Sat.):	2-6-20-22-32
Win for Life:	8-10-26-31-32-38 \$1M

### MULTI-STATE GAMES

Powerball:	13-14-18-27-54 *32
Power Play:	11
Hot Lotto:	5-15-16-28-34 *11

\*Powerball \*\*Powerball third ball (three balls)

All winning lottery numbers are official only when validated at a lottery ticket location or a lottery claims office.

Because of late Saturday drawings, some results did not appear in early Sunday editions.

For late lottery results, check [www.morningstar.com/lottery](http://www.morningstar.com/lottery).



# designing in public



# march charrette

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- **SAT, 3/ 24: Ready, Set, Draw: Hands-on Work**
- **SUN – THURS, 3/25 – 3/28: Design Studio**
- **TUES, 3/27: Open House**
- **THURS 3/29: WORK IN PROGRESS Presentation**



**to understand a place, you have to look**





# remembering the value of precedents





**how to participate**

# hands-on design session



March 24



# ground rules

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- focus on what, not just how
- build up ideas
- draw your ideas! (visuals)
- no “single-issue extremists”
- argue with your pencil
- no speeches... have fun.

# hands-on design session



March 24

# hands-on design session



March 24



# hands-on design session





# open design studio



March 25 - 28

# work-in-progress presentation



March 29



# making maps & visuals



Columbia Pike, Arlington VA

# making maps & visuals



Columbia Pike, Arlington VA



# making maps & visuals



Columbia Pike, Arlington VA



# **food for thought: the design of towns**

**in our time, the big national question**



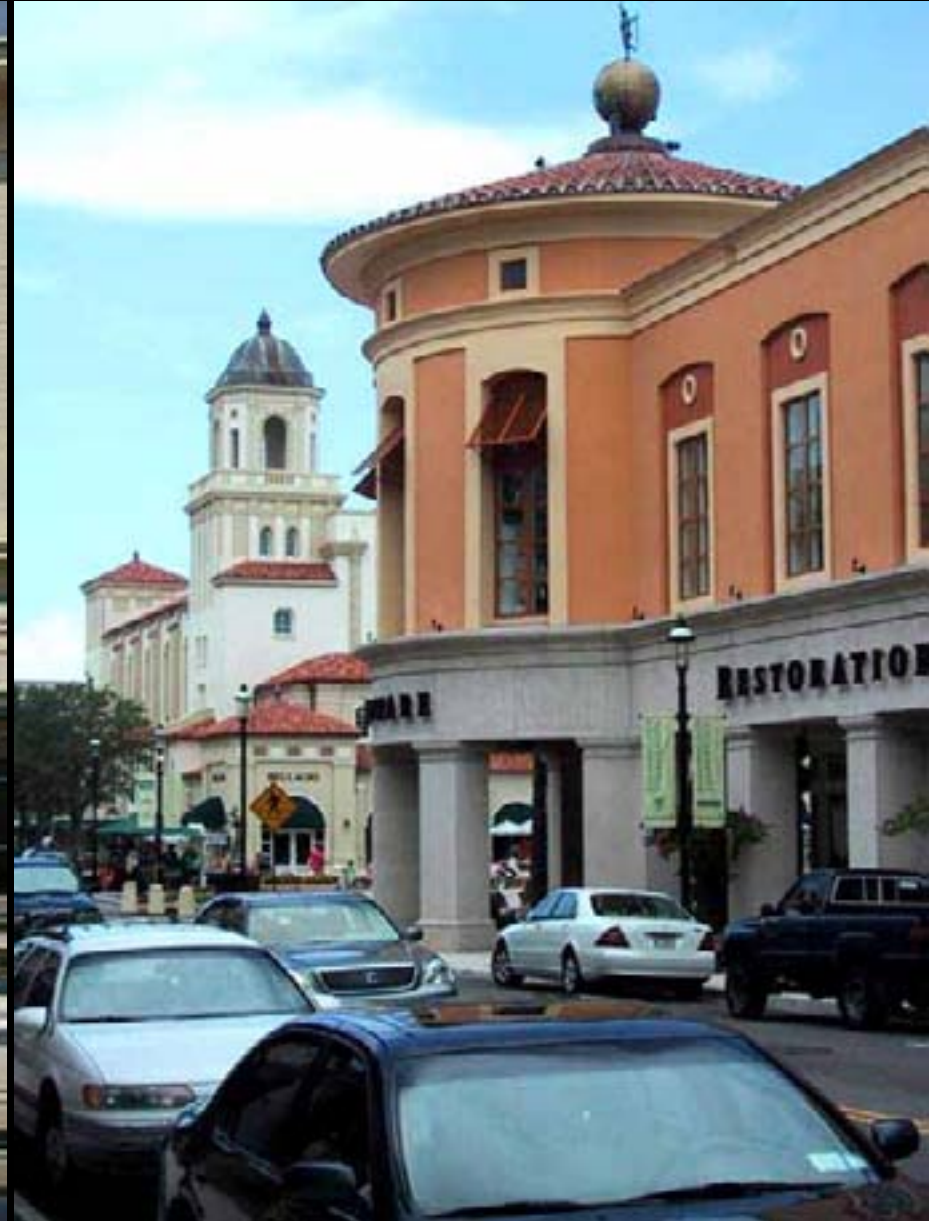


**in our time, the big national question**





**a new day in the hearts of our cities**



**Resuming work on the towns already started**



# natural human habitat: the town





# natural human habitat: the town





# public realm



**public realm?**







# density without design?



Fawn Creek Apartments, Eureka



# density by design



Apartment “Complexes” vs. Apartment Buildings in Neighborhoods







**food for thought:  
corridors**





**“Trying to cure traffic  
congestion with more  
capacity is like trying to  
cure obesity by  
loosening your belt”**

**- Glen Heimstra, Futurist**



**a corridor**



Monument Avenue, Richmond



# classic mobility & access

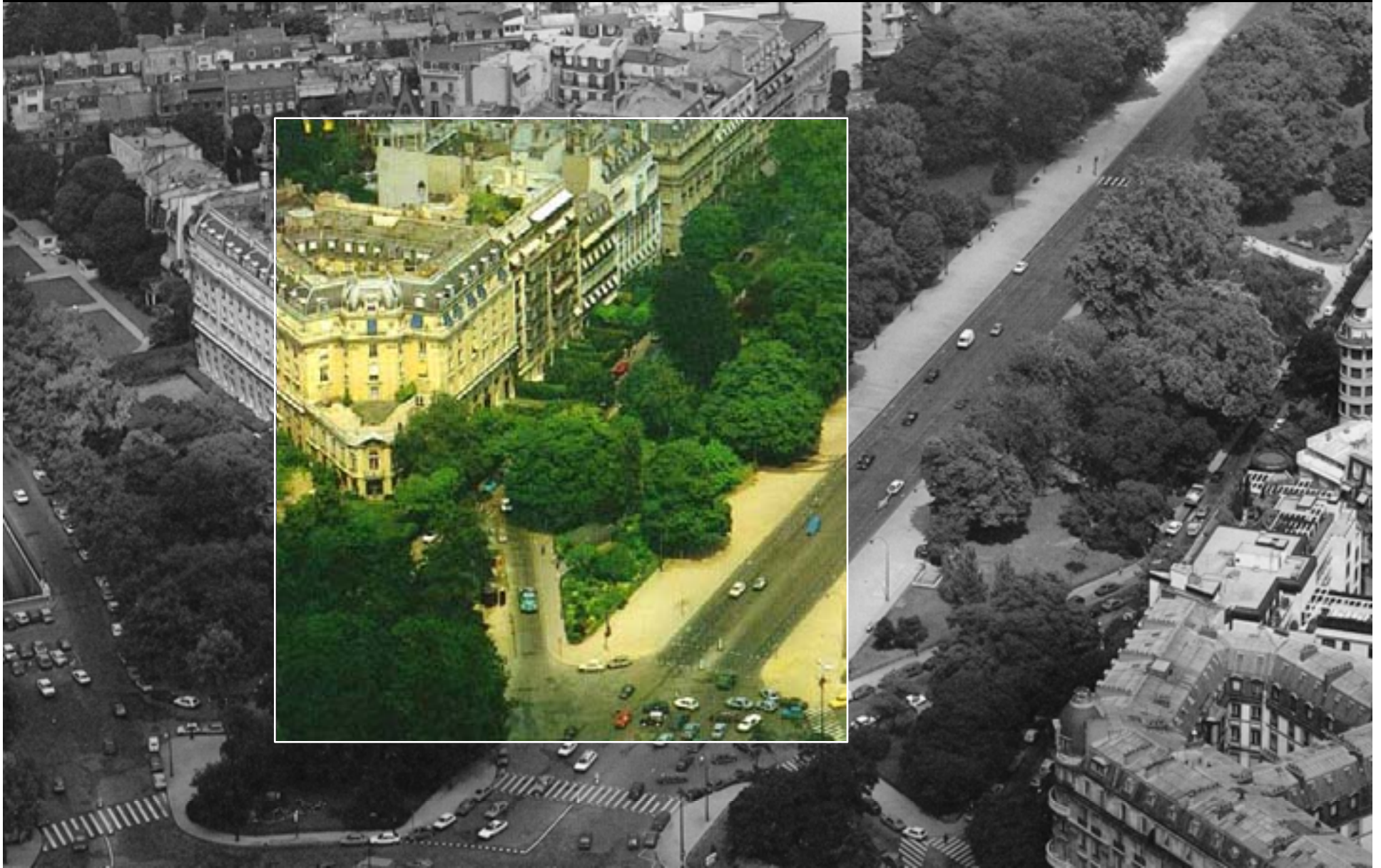


Aix-en-Provence

Public Works Officials Were Once Heroes



**multi-lane, multi-way boulevard...**



Boulevards in Paris



# a corridor



Historic Buffalo: Lincoln Parkway



# the aging “strip”





**what if? you can pick your own future**

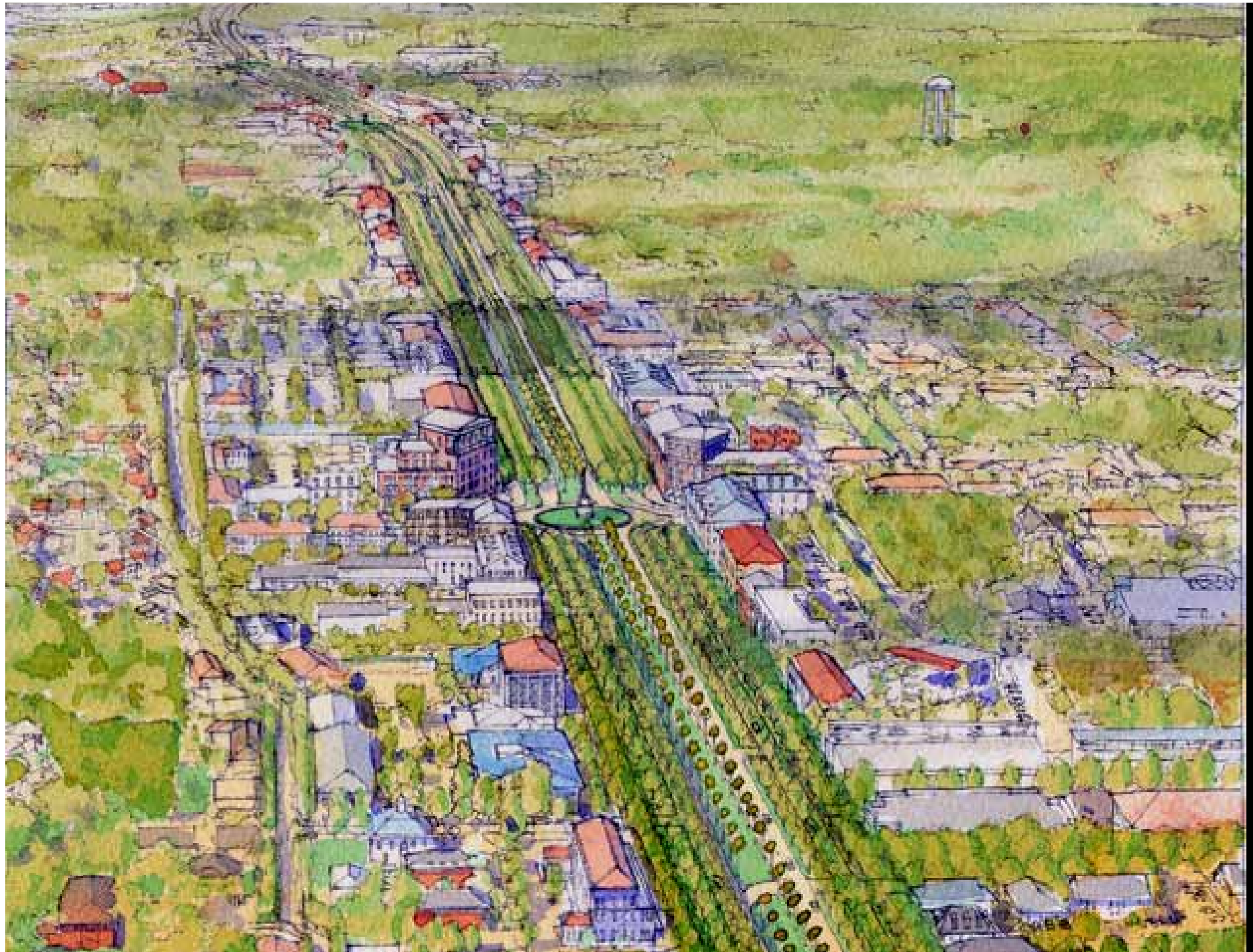




**what if:**



Creating a true boulevard





**...is especially important for corridors.**



College Avenue (U.S. 71B), Fayetteville AR

**...is especially important for corridors.**



College Avenue (U.S. 71B), Fayetteville AR



**...is especially important for corridors.**



College Avenue (U.S. 71B), Fayetteville AR

**...is especially important for corridors.**



College Avenue (U.S. 71B), Fayetteville AR



**...is especially important for corridors.**



College Avenue (U.S. 71B), Fayetteville AR

**...is especially important for corridors.**



College Avenue (U.S. 71B), Fayetteville AR



**...is especially important for corridors.**



College Avenue (U.S. 71B), Fayetteville AR

# Cathedral City, CA





# Cathedral City, CA





# Cathedral City, CA





# Lakewood, Colorado



Alameda Ave looking east, just east of Harlan

# Lakewood, Colorado



Alameda Ave looking east, just east of Harlan



# Lakewood, Colorado



Alameda Ave looking east, just west of Kipling

# Lakewood, Colorado



Alameda Ave looking east, just west of Kipling



# kamp washington – facing north





# kamp washington – facing west





**northfax- facing north**





**northfax – facing west**





**facing circle – facing north**





# fairfax circle – facing west





**questions &  
comments**

**for more  
information:**

**[www.fairfaxva.gov/Boulevard](http://www.fairfaxva.gov/Boulevard)**

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